

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

August 2016

DEPARTMENT UPDATES

On August 23, Planning and Economic Development staff met with General Dynamic leadership at the Electric Boat (EB) facility in the City of Groton. The meeting and discussion outlined Electric Boats future plans for dramatically increasing their production of attack submarines in the coming years. Also present were area legislators, business leaders, and other state and regional government representatives. Over the next 5 years, at its facilities in Rhode Island and Connecticut, EB plans to hire approximately 4,000 new employees and through retirements and attrition, will have to replace approximately 14,000 existing employees. These changes and the addition of employees will have a significant on the region's needs for housing and services.

OPDS began the process of choosing a consultant to Lean the department's approval processes. Lean is a method of analyzing a process to eliminate waste and to keep only those steps that add value. The department expects to apply this analysis to all application and approval processes.

Staff has seen considerable interest in converting existing buildings on and adjacent to Route 1 in downtown to small apartments. Discussions have been held regarding the conversion of two different long-underutilized properties.

Department staff coordinated a meeting regarding the construction of a new Grasso Technical High School. Local land use approvals will be necessary for new signage at the Fort Hill driveway. The meeting included a discussion regarding the use of the Grasso driveway as an access to the proposed new middle school on the Merritt property.

COMMISSION HIGHLIGHTS

Inland Wetland Agency

The Inland Wetland Agency determined that the removal of invasive species on the Kolnaski School property is permitted as of right. This work will be done by Electric Boat and is required by the State as part of the dam removal at their Poquonnock Road property.

ECONOMIC & COMMUNITY DEVELOPMENT

Airport Development Zone (ADZ): Staff has expended significant effort over the past weeks on finalizing the ADZ application effort with Connecticut Economic Resource Center (CERC). Economic Development staff hosted the quarterly

statewide Enterprise Zone Coordinators meeting. A tour of the Groton Airport was also provided with the assistance of Connecticut Airport Authority personnel.

Great Blue Research Survey: The Great Blue Research Survey questionnaires were completed and the telephone survey took place in mid-August. Approximately 450 residents and businesses responded to the survey which was devised to gauge consumer and business sentiments. The survey results will be available next month.

Public Property Redevelopment (517/529 Gold Star Highway): This property is the top priority of several to be marketed. A Request for Development Proposals was issued in August. The town is looking for quality development proposals that will maximize financial benefit while respecting the site's location within the public drinking water supply watershed. Proposals are due in October and will initially be evaluated by OPDS staff before they are forwarded to the Town Council. A sign will be installed on the property and advertising will be placed in the New England Real Estate Journal.



Paige Bronk with sign to be installed on the Gold Star Highway property.

Land Use Applications	This Month	Fiscal Year to Date
Site Plans	1	1
Subdivisions	0	0
Inland Wetland Permits	0	0
Special Permits	0	0
Regulation/Map Amendments	0	0
Variances/Appeals	0	2
Cert. of Appr. of Location	0	0
Coastal Site Plans	0	0
Administrative Site Plans	3	7
Land Use Applications Submitted	4	10

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2017 less reimbursements: \$66,334
- ◇ Additions and renovations are underway to develop the former Sewtique location at 391 Long Hill Road into a day spa. Owner Kyla Adams is working with the Planning Department to obtain all necessary approvals.
- ◇ Improvements continue for the future Aldi's location at 688 Long Hill Road with the façade upgrade. The interior renovations will continue for several more months.
- ◇ New signage and a Certificate of Occupancy marked the opening of the new Rise Restaurant at 10 Water Street.
- ◇ Modifications were made at the Elementary Schools and Board of Education building to create staff offices.

ITEM	RECEIVED IN AUGUST	FISCAL YEAR 2017 TOTAL
BUILDING PERMITS	64	105
ELECTRICAL PERMITS	32	56
PLUMBING PERMITS	13	22
MECHANICAL PERMITS	26	46
SPRINKLER PERMIT	0	1
MOBILE HOME PERMITS	0	1
ESTIMATED VALUE	3,571,397	
RESIDENTIAL PERMITS ISSUED—NEW	1	5
ESTIMATED VALUE	140,000	722,000
RESIDENTIAL ADDITIONS/ALTERATIONS	40	70
NEW COMMERCIAL PERMITS	0	1
COMMERCIAL ADDITIONS	5	8
SIGNS	2	4
POOL PERMITS	0	0
SHED PERMITS	1	2
SINGLE FAMILY/DUPLEX UNITS APPROVED	14	14
TOTAL FEES COLLECTED (less reimbursements)	34,744	
CERTIFICATES OF OCCUPANCY ISSUED	21	27
HDC CERTIFICATES OF APPROPRIATENESS	6	11
CODE ENFORCEMENT		
SIGN VIOLATIONS	0	0
VEHICLES/WASTE	1	3
OTHER ENFORCEMENT ACTIONS	0	0
PENDING LITIGATION	0	2
CASES RESOLVED	4	7
BLIGHT CODE	4	5